

STAFF REPORT

Meeting Date: December 12, 2003
Consent

Agenda Item 7

**LAFCO CASE
NAME & NO.**

LAFCO 03-13 Oxnard Drainage District No. 1 Detachment – Fifth
and Patterson

PROPOSALS:

Detachment of approximately 51 acres from the Oxnard Drainage
District No. 1 for the purpose of urban development and uses.

SIZE:

Approximately 51 acres

LOCATION:

The site is located southwest of the intersection of Patterson
Avenue and West Fifth Street. The proposal area is located within
the City of Oxnard.

**ASSESSOR'S
PARCEL NOS:**

183-0-150-180

PROPONENT:

Oxnard Drainage District No.1, by Resolution

NOTICE:

This matter has been noticed as prescribed by law.

RECOMMENDATIONS:

1. Certify that the Commission has reviewed and considered the information contained in the CEQA Notice of Exemption prepared by the Oxnard Drainage District No. 1 as lead agency, dated September 30, 2003, and determine that the proposal is exempt under Section 15061(b) of the CEQA Guidelines, "general rule" exemption.
2. Adopt the attached resolution (LAFCO 03-13) making determinations and approving the Oxnard Drainage District No.1 Detachment – Fifth and Patterson

COMMISSIONERS AND STAFF

COUNTY:

Steve Bennett
Kathy Long
Alternate:
Linda Parks

CITY:

John Zaragoza, Vice Chair
Evaristo Barajas
Alternate:
Don Waunch

SPECIAL DISTRICT:

Jack Curtis
Dick Richardson
Alternate:
Ted Grandsen

PUBLIC:

Louis Cunningham, Chair
Alternate:
Kenneth M. Hess

EXECUTIVE OFFICER:

Everett Millais

SENIOR PLANNER:

Hollie Brunsky

CLERK:

Debbie Schubert

LEGAL COUNSEL:

Noel Klebaum

GENERAL ANALYSIS:

1. Land Use:

A. Site Information

	Land Use	Zone District Classification	General Plan Designation
Existing	Site is currently being developed. The site will include development of 200 single-family dwelling units, and a 14-acre park.	City: R-1 PD, Single Family Residential Planned Development; C-R, Community/ Recreation	City: Low Density Residential, Misc. Open Space
Proposed	No Change	No Change	No Change

B. Surrounding Land Uses and Zoning and General Plan Designations

	Land Use	Zone District Classification	General Plan Designation
North	Commercial/Industrial	City: M-PD (Industrial-Planned Development), M-1-PD, M-1, C-M-PD (Commercial Manufacturing-Planned Development)	City: Airport Compatible
South	Residential, city park	City: R-1, C-R	City: Low Density Residential, Parks
East	Residential, city park	City: R-1-P, B-R-P (Business Research Park), C-R	City: Low Density Residential, Parks
West	Residential/ Agriculture	City: R-1-PD, B-R-P	City: Low Density Residential, Business Research Park

C. Topography, Natural Features and Drainage

The site is relatively flat with no significant features and had been previously graded and farmed with row crops. The site is currently being graded with 2 – 5 percent slopes to accommodate development and drainage.

D. Conformity with Plans

The proposal area was recently annexed to the City of Oxnard and the Calleguas Municipal Water District.

The City has determined that the overall proposed development is consistent with the City's General Plan. The City has approved a General Plan amendment, pre-zoning, a tentative tract map and development permits for 200 dwelling units and a 14-acre park site.

2. Impact on Prime Agricultural Land, Agriculture and Open Space:

A. Agricultural Land and Agriculture

The proposal area had been previously used for agriculture. As the proposal area is being developed for urban uses, there is no longer a need for the proposal area to be within the Oxnard Drainage District No. 1 service boundaries that provides drainage for sites being used for agriculture.

Drainage will now be provided via storm water and wastewater drainage systems being constructed by the developer for dedication to the City for on-going operation and maintenance.

B. Open Space

N/A

3. Population:

According to the Registrar of Voters there are no registered voters within the proposal area. Given this information the areas are considered uninhabited in terms of LAFCO proceedings.

4. Services and Controls – Need, Cost, Adequacy and Availability:

A. Oxnard Drainage District No. 1 Detachment/City of Oxnard Services

The City of Oxnard will provide drainage services for the proposal area upon completion of the proposed development currently being constructed in the proposal area. As the proposal area will be used for urban uses, there is no longer a need for service by the Oxnard Drainage District No. 1.

B. Water

N/A

C. Schools

N/A

5. Boundaries and Lines of Assessment:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership.

Maps sufficient for filing with the State Board of Equalization have been received from the proponents.

6. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate areas 03041 (\$1.214471) and 03249 (\$1.214471). Upon completion of this annexation the area will be assigned to new tax rate areas 03001 for 03249 (\$1.214471) and 03037 for 03041 (\$1.214471).

The total assessed land value for the parcel per the 2002-2003 tax roll is \$7,037,633.

7. Environmental Impact of the Proposal:

The Oxnard Drainage District No. 1 is the lead agency for this proposal and found the proposal to be categorically exempt under Section 15061(b)(3) of the California Environmental Quality Act Guidelines and determined that the project had no possibility of significant effect on the environment. The categorical exemption is

appropriate for the proposal as the property has received all approvals for urban development, including the construction of an urban drainage system and the detachment of the proposal area from an agricultural drainage district will not have a significant effect on the environment.

8. Regional Housing Needs

The proposal is for a detachment of a proposal area from the Oxnard Drainage District No. 1. This proposal will have no effect on the fair share of the regional housing needs for the area.

9. Landowner and Annexing Agency Consent:

The landowner involved in this proposal has given written consent and the Oxnard Drainage District No. 1 has agreed to waive conducting authority proceedings.

ALTERNATIVE ACTIONS AVAILABLE:

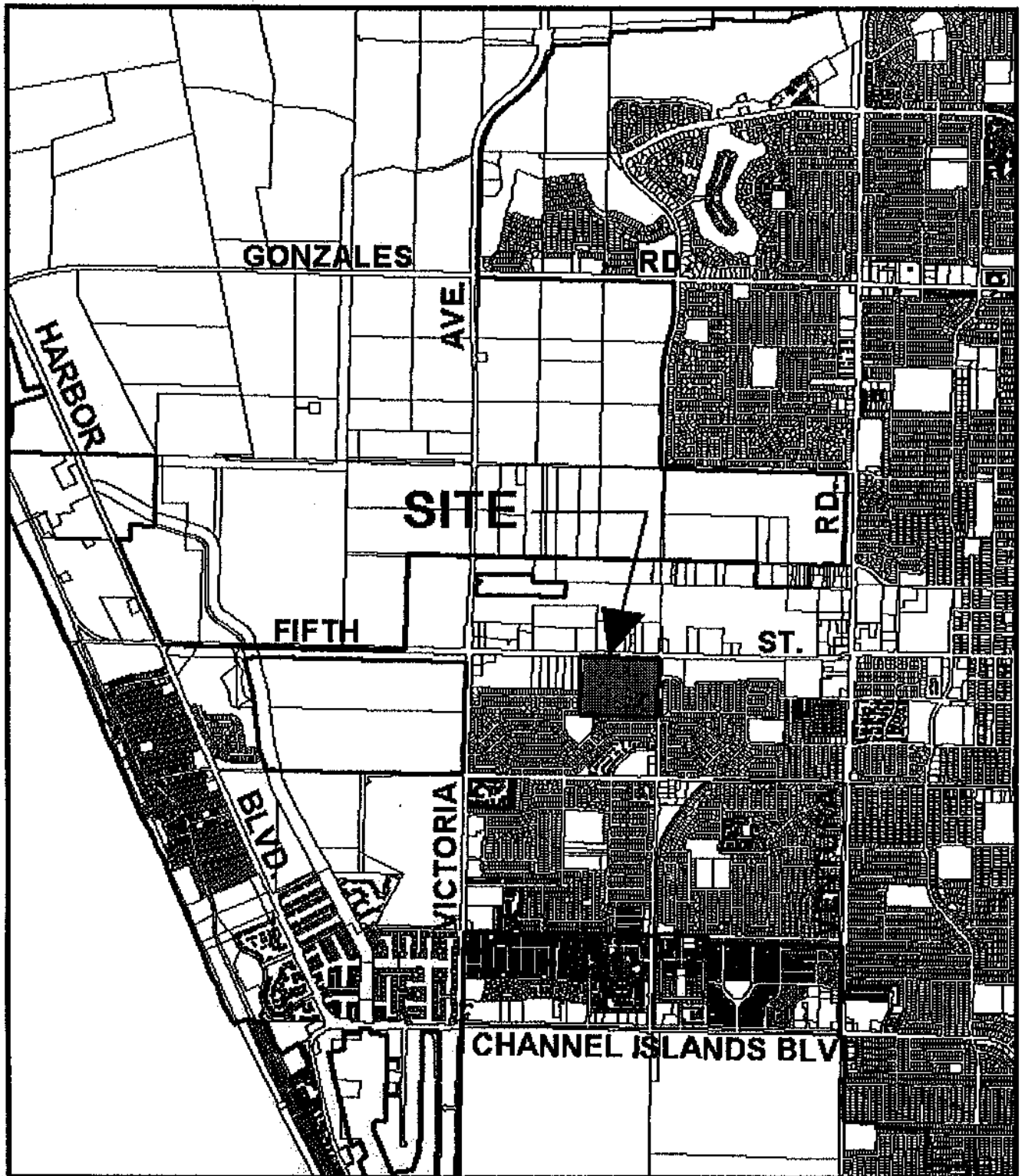
- A. If the Commission, following public testimony and the review of the materials submitted, determines that further information is necessary, a motion to continue the proposal should state specifically the type of information desired and specify a date certain for further consideration.
- B. If the Commission, following public testimony and review of materials submitted with this application wishes to deny or modify this proposal, a motion to deny should include adoption of this Report and all referenced materials as part of the public record.

PREPARED FOR THE COMMISSION BY:

Hollee King Brunsky, AICP, Senior Planner

Everett Millais, Executive Officer

Attachments: (1) Vicinity Map
(2) LAFCO 03-13 Resolution



LEGEND



Proposed Annexation Area

VICINITY MAP

LAFCO 03-13
Oxnard Drainage District No.1
Detachment



1"= 3000'

LAFCO 03-13

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE OXNARD DRAINAGE DISTRICT
NO. 1 DETACHMENT – FIFTH AND PATTERSON**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the consideration by the Commission of the proposal; and

WHEREAS, the proposal was duly considered on December 12, 2003, as specified in the public notice; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the request including, but not limited to, the Executive Officer's report and recommendation; and

WHEREAS, information satisfactory to this Commission has been presented that the owners of land within the affected territory have given their written consent to the proposal; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the affected area and the organization of local governmental agencies within Ventura County;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Ventura Local Agency Formation Commission as follows:

- (1) The Executive Officer's Staff Report and Recommendation for approval of the proposal dated December 12, 2003 is adopted.
- (2) Said annexation is hereby approved as submitted.
- (3) Said territory is found to be uninhabited.
- (4) The subject proposal is assigned the following distinctive short form designation: **LAFCO 03-13 OXNARD DRAINAGE DISTRICT NO.1
DETACHMENT - FIFTH AND PATTERSON**
- (5) The boundaries of the affected territory are found to be definite and certain as approved and set forth in Exhibit A attached hereto and made a part hereof.

- (6) The Commission has reviewed and considered the lead agency's determination that the proposal is Categorically Exempt under Section 15061(b)(3) of the CEQA Guidelines, and finds the proposal to not have a significant effect on the environment and to be categorically exempt under Section 15061(b)(3).
- (7) The Commission directs staff to file a Notice of Exemption in the same manner as a lead agency under Section 15062.
- (8) Satisfactory proof having been given that the subject property is uninhabited, that all landowners within the affected territory have given their written consent to the proposal, and that all affected agencies that will gain territory as a result of the proposal have consented in writing to the waiver of the conducting authority proceedings, the conducting authority proceedings are hereby waived and the change of organization is approved without further notice, election or hearing.

This resolution was adopted on December 12, 2003.

AYES:

NOES:

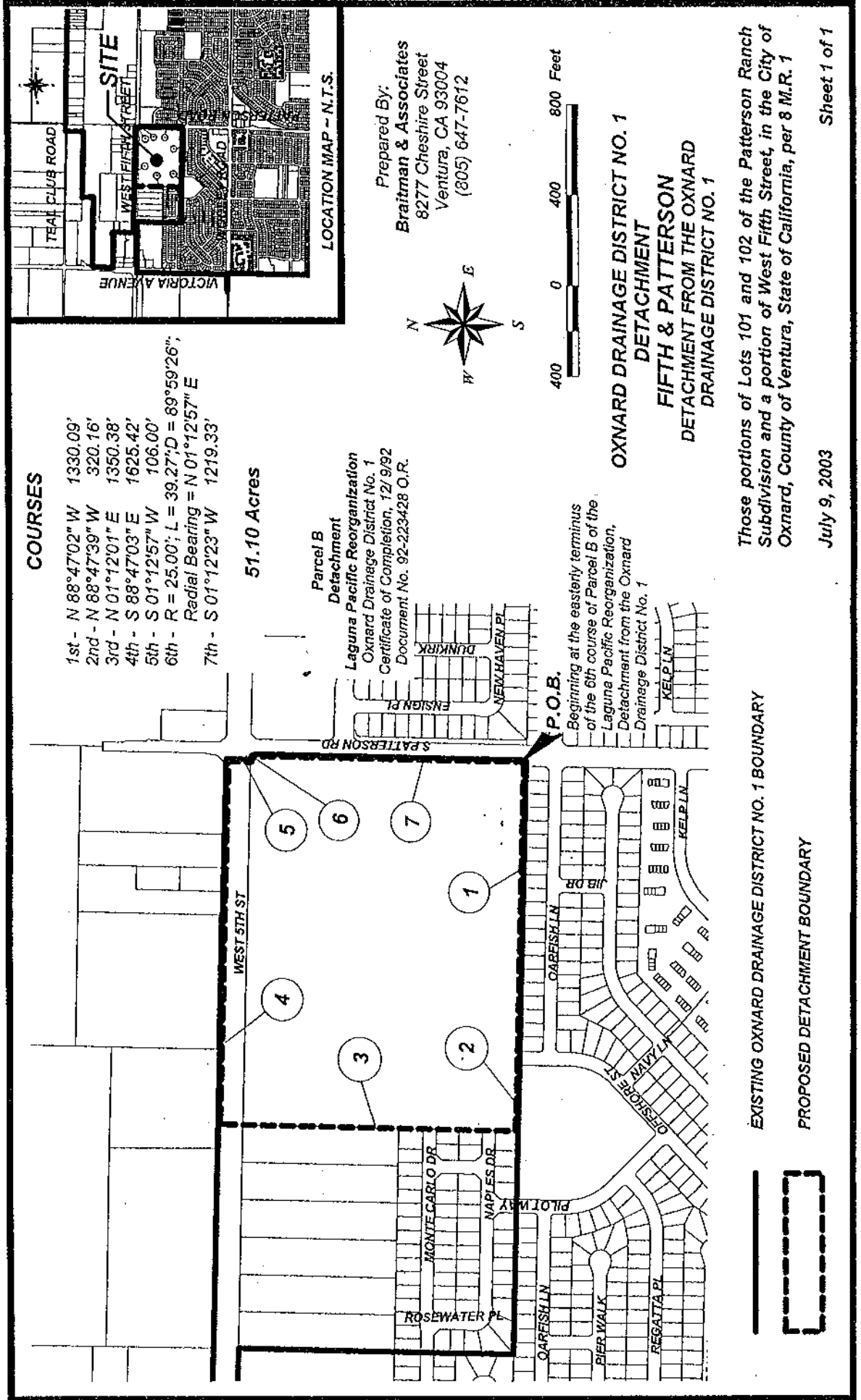
ABSTAINS:

Dated: 12/12/03

Chair, Ventura Local Agency Formation Commission

Copies: Oxnard Drainage District No. 1
Ventura County Assessor
Ventura County Auditor
Ventura County Elections
Ventura County Surveyor
Ventura County Planning

03-13



**OXNARD DRAINAGE DISTRICT NO. 1
DETACHMENT
FIFTH & PATTERSON
DETACHMENT FROM THE OXNARD
DRAINAGE DISTRICT NO. 1**

EXHIBIT A

03-13

Those portions of Lots 101 and 102 of the Patterson Ranch Subdivision and a portion of West Fifth Street, in the City of Oxnard, County of Ventura, State of California, as said lots and street are shown on the map of said Patterson Ranch Subdivision recorded in the office of the County Recorder of said County in Book 8, Page 1 of Miscellaneous Records, described as follows:

Beginning at the intersection of the south line of said Lot 102 and the west line of Patterson Road, as said intersection is shown on said map of said Patterson Ranch Subdivision, said intersection also being the easterly terminus of the 6th course of Parcel B of the Laguna Pacific Reorganization, Detachment from the Oxnard Drainage District No. 1, as described and shown in the Certificate of Completion recorded in the office of said County Recorder on December 9, 1992 as Document No. 92-223428 of Official Records; thence, along the south lines of said Lots 101 and 102, and along the existing Oxnard Drainage District No. 1 boundary by the following two courses:

- 1st - North 88°47'02" West 1330.09 feet; thence,
- 2nd - North 88°47'39" West 320.16 feet to the a line that is parallel with and distant 330.00 feet westerly from the east line of said Lot 101; thence, along said parallel line and the northerly prolongation thereof,
- 3rd - North 01°12'01" East 1350.38 feet to said existing boundary of said Oxnard Drainage District No. 1; thence, along said existing boundary by the following four courses:
- 4th - South 88°47'03" East 1625.42 feet; thence,
- 5th - South 01°12'57" West 106.00 feet to the beginning of a nontangent curve concaved southwesterly, having a radius of 25.00 feet, and having a radial to said beginning of said curve bearing North 01°12'57" East; thence, along said curve,
- 6th - Easterly, southeasterly, and southerly 39.27 feet through a central angle of 89°59'26"; thence,
- 7th - South 01°12'23" West 1219.33 feet to the point of beginning and containing 51.10 acres.